

UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT

SINGLE FAMILY HOUSING WARRANTY TOLERANCES for 1- year and 10-year warranty evaluation

1. SITE WORK

1.1 EXCAVATING AND BACKFILLING

- 1.1.1 **DEFICIENCY:** Settling of ground around foundation, utility trenches or other filled areas.
CONSTRUCTION STANDARD: Settling of ground around utility trenches or other filled areas; maximum allowable 3 inches. Settling of backfill around foundation shall not interfere with water drainage away from the house.
BUILDER CORRECTION: Upon request from the buyer, the Builder shall recompact and backfill excessively settled areas during the first year of warranty. The contractor shall be responsible for any grass, shrubs or other landscaping affected by placement of such fill.

1.2 SITE DRAINAGE

- 1.2.1 **DEFICIENCY:** Improper drainage of the site.
CONSTRUCTION STANDARD: The necessary grades and swales should be established to insure proper drainage away from the house. Provide a minimum of 6" drop in first 10'-0" from house. Site drainage is limited to the immediate grades and swales affecting the structure. No standing or ponding of water should remain in this immediate area twenty-four (24) hours after a rain, except swales which may drain longer than other areas after a rain, or sump pump discharge. No grading determination shall be made while there is frost or snow on the ground, or while the ground is saturated.
BUILDER CORRECTION: The Builder is responsible only for establishing the proper grade and swales. The owner is responsible for maintaining such grades and swales once they have been properly established and stabilized by the Builder.

1.3 CRAWL SPACES

- 1.3.1 **DEFICIENCY:** Water in crawl space.
CONSTRUCTION STANDARD: Crawl spaces should be graded and drained properly to prevent water from accumulating in the crawl space area.
BUILDER CORRECTION: The Builder is responsible for providing proper grading and drainage of crawl space areas. Water should not be present in the crawl space.

2. CONCRETE

2.1 EXPANSION AND CONTRACTION JOINTS

- 2.1.1 **DEFICIENCY:** Separation or settling of concrete slabs within the structure or at expansion or contraction joints.
CONSTRUCTION STANDARDS: Concrete slabs within the structure are designed to move at expansion and contraction joints. Movement caused by expansion and contraction should not cause cracks and voids to appear in the slab.
BUILDER CORRECTION: Builder to take whatever corrective action is necessary to repair excessive cracks and voids. If cracking and movement are within designed tolerances then no correction is necessary.

2.2 CAST-IN-PLACE CONCRETE (NON-STRUCTURAL)

- 2.2.1 **DEFICIENCY:** Basement or foundation wall cracks.
CONSTRUCTION STANDARD: Non-structural cracks are not unusual in concrete foundation walls. Such cracks greater than 1/8 inch are considered excessive.
BUILDER CORRECTION: The Builder shall repair non-structural cracks between 1/16" & 1/8". Surface patching is acceptable for non-structural cracks.

- 2.2.2 **DEFICIENCY:** Uneven concrete floors.

CONSTRUCTION STANDARD: Concrete floors in basements or rooms designed for habitability should not have pits, depressions or areas of unevenness that would prevent its use as a finished floor or exceeding 1/4 inch slope in 32 inches. The floor slope, unless designed for specific drainage purposes, shall not exceed 1/240 of the room width. Structural slab foundation systems that have experienced some movement but are within the foundation's design performance criteria are excluded from this standard.

BUILDER CORRECTION: Builder to correct or repair to meet the above standard.

- 2.2.3** DEFICIENCY: Pitting, scaling or spalling of non-excluded concrete work and attached porch concrete work supported by a foundation system.

CONSTRUCTION STANDARD: Concrete surfaces should not disintegrate to the extent that the aggregate is exposed under normal conditions of weathering and use.

BUILDER CORRECTION: Builder to take whatever corrective action necessary to repair or replace defective concrete surfaces. The Builder is not responsible for deterioration caused by salt, chemicals, mechanical implements and other factors beyond the Builder's control

- 2.2.4** DEFICIENCY: Excessive powdering or chalking of non-excluded concrete surfaces.

CONSTRUCTION STANDARD: Powdering or chalking of concrete surfaces is not permissible, but should not be confused with surface dust.

BUILDER CORRECTION: The Builder shall take whatever corrective action is necessary to repair or resurface defective areas.

- 2.2.5** DEFICIENCY: Standing water on stoops.

CONSTRUCTION STANDARD: Water should drain from outdoor stoops and steps. During and immediately following a rain, minor water standing is permissible.

BUILDER CORRECTION: The Builder shall take corrective action to assure drainage of stoops and steps.

- 2.2.6** DEFICIENCY: Cracking of basement floor.

CONSTRUCTION STANDARD: Minor cracks in concrete basement floors are normal. Cracks exceeding 1/16 inch width or 1/8 inch in vertical displacement are considered excessive.

BUILDER CORRECTION: Builder should repair cracks exceeding maximum tolerances by methods as required.

- 2.2.7** DEFICIENCY: Cracking of attached garage slab.

CONSTRUCTION STANDARD: Cracks in garage slabs in excess of 1/8 inch in width or 1/8 inch in vertical displacement are considered excessive and unacceptable. (See expansion joints)

BUILDER CORRECTION: Builder shall repair excessive cracks as required.

- 2.2.8** DEFICIENCY: Cracking, settling, heaving or separating of stoops or steps.

CONSTRUCTION STANDARD: Stoops or steps should not settle, heave or separate in excess of 1/2 inch in relation to the house structure. No cracks except hairline cracks (less than 1/16 inch) are acceptable in structurally attached concrete stoops.

BUILDER CORRECTION: Builder shall take whatever corrective action is required to meet acceptable standards.

- 2.2.9** DEFICIENCY: Cracks in structurally attached patios with footing or foundation system.

CONSTRUCTION STANDARD: Cracks in excess of 1/8 inch in width or 1/8 inch in vertical displacement are considered excessive and unacceptable in structurally attached patios.

BUILDER CORRECTION: Builder to repair as required.

- 2.2.10** DEFICIENCY: Cracks in concrete slab-on-grade finished floors.

CONSTRUCTION STANDARD: Cracks which significantly impair the appearance or performance of the finish flooring material shall not be acceptable.

BUILDER CORRECTION: The BUILDER shall repair cracks as necessary so as not to be readily apparent when the finish flooring material is in place.

3. MASONRY

3.1 UNIT MASONRY (NON-STRUCTURAL)

- 3.1.1** DEFICIENCY: Basement or foundation non-structural wall cracks.

CONSTRUCTION STANDARD: Small non-structural cracks are not unusual in mortar joints of masonry foundation walls. Such cracks greater than 1/16 inch in width are considered excessive.
BUILDER CORRECTION: The Builder shall repair non-structural cracks in excess of 1/16 inch by pointing or patching. These repairs should be made toward the end of the first year of the warranty period.

3.1.2 DEFICIENCY: Cracks in masonry walls or veneer.

CONSTRUCTION STANDARD: Small cracks are common in mortar joints of masonry construction. Cracks greater than 1/16 inch in width are considered excessive.

BUILDER CORRECTION: Repair cracks in excess of 1/16 inch by pointing or patching. These repairs should be made toward the end of the first year of the warranty period to permit normal settling and stabilizing of the home.

4. WOOD AND PLASTICS

4.1 ROUGH CARPENTRY

4.1.1 DEFICIENCY: Floor squeak or subfloor appears loose.

CONSTRUCTION STANDARD: Floor squeaks and loose subfloor are unacceptable.

BUILDER CORRECTION: Builder should locate and correct the problem.

4.1.2 DEFICIENCY: Uneven wood floors.

CONSTRUCTION STANDARD: Finished floors should not have ridges or depressions exceeding 1/4 inch in a 32 inch measurement, when measured parallel to the floor joists. Floor slope within any room shall not exceed 1/240 of the room width. Allowable floor and ceiling joist deflections should be taken into consideration when measuring.

BUILDER CORRECTION: Builder will correct to standard only if caused by an underlying construction defect.

4.1.3 DEFICIENCY: Bowed walls

CONSTRUCTION STANDARD: All interior and exterior walls have slight variances on their finished surfaces. Bowing of walls should not detract from or blemish the walls finished surface. Allowable structural deflections are governed by the approved building code specifications, however bowing greater than 1/240 of the wall length will be considered unacceptable.

BUILDER CORRECTION: Repair interior and exterior walls as required.

4.1.4 DEFICIENCY: Out of plumb walls.

CONSTRUCTION STANDARD: Walls should not be more than 1/2 inch out of plumb for any 8 foot vertical measurement.

BUILDER CORRECTION: Builder to repair to meet the above standard.

4.2 FINISH CARPENTRY-INTERIOR

4.2.1 DEFICIENCY: Quality of interior trim workmanship.

CONSTRUCTION STANDARD: Joints in moldings or joints between moldings and adjacent surfaces should not result in joints exceeding 1/32 inch in width.

BUILDER CORRECTION: Repair defective joints, as defined above.

4.3 FINISH CARPENTRY-EXTERIOR

4.3.1 DEFICIENCY: Quality of exterior trim workmanship.

CONSTRUCTION STANDARD: Joints between exterior trim elements, including siding and masonry, should not result in open joints. In all cases the exterior trim, masonry and siding shall be capable of performing its function to exclude the elements.

BUILDER CORRECTION: Builder to repair open joints. Caulking is acceptable in joints up to 1/4 inch.

4.4 WOOD TREATMENT

4.4.1 DEFICIENCY: Delamination or deterioration of exterior siding.

CONSTRUCTION STANDARD: Siding should not delaminate beyond the tolerances set out in the manufacturer's specifications. Natural wood siding can be expected to weather and change color as they age.

BUILDER CORRECTION: Builder will repair or replace as needed unless caused by owner's failure to maintain siding properly. Repaired area of prefinished material to match in color and /or texture.

5. THERMAL AND MOISTURE PROTECTION

5.1 WATERPROOFING

5.1.1 DEFICIENCY: Leaks in basement.

CONSTRUCTION STANDARD: Leaks resulting in actual trickling of water are unacceptable.

However, leaks caused by improper landscaping installed by owner, or failure of owner to maintain proper grades that have been stabilized by the BUILDER are not covered by the warranty. Dampness of the walls may occur in new construction and is not considered a deficiency.

BUILDER CORRECTION: The Builder shall take such action as necessary to correct basement leaks except where the cause is determined to result from owner negligence.

5.2 INSULATION

5.2.1 DEFICIENCY: Insufficient insulation.

CONSTRUCTION STANDARD: Insulation should be installed in accordance with applicable energy and building code requirements.

BUILDER CORRECTION: Install insulation in sufficient amounts to meet above standards.

5.3 SHINGLES AND ROOFING TILES

5.3.1 DEFICIENCY: Leaks due to snow or rain being driven into the attic through vents or louvers.

CONSTRUCTION STANDARD: Attic vents and /or louvers must be provided in order to properly ventilate your house. Infiltration of rain or snow depends on the force and direction of the wind.

BUILDER CORRECTION: Builder not responsible for force and direction of driving rain or snow.

5.4 ROOFING AND SIDING

5.4.1 DEFICIENCY: Ice build-up on roof.

CONSTRUCTION STANDARD: During prolonged cold spells, ice build-up is likely to occur at the eaves of a roof. This condition occurs when snow and ice accumulate, and gutters and downspouts freeze up.

BUILDER CORRECTION: This is a Homeowner(s) maintenance item unless the roof design is found to be improper for the weather conditions associated with the area.

5.4.2 DEFICIENCY: Roof or flashing leaks.

CONSTRUCTION STANDARD: Roof and flashing should not leak under n normally anticipated conditions, except where cause is determined to result from severe weather conditions, such as ice build-up.

BUILDER CORRECTION: Builder shall correct or repair any verified roof leaks.

5.4.3 DEFICIENCY: Delamination of veneer siding or joint separation.

CONSTRUCTION STANDARD: All siding shall be installed according to the manufacturer's and industry's accepted standards. Joint separation and delamination are not acceptable except where the manufacturer indicates that some shrinkage may be anticipated.

BUILDER CORRECTION: Builder shall re-secure, caulk, repair or replace to meet the above standard.

5.5 FLAT BUILT-UP ROOFING

5.5.1 DEFICIENCY: Standing water on flat built-up roof.

CONSTRUCTION STANDARD: Water should drain from a flat built-up roof, with minimum ponding.

BUILDER CORRECTION: The Builder shall take corrective action to assure proper drainage of roof.

5.6 FLASHING AND SHEET METAL

5.6.1 DEFICIENCY: Flashing, valley, gutters and /or downspouts leak.

CONSTRUCTION STANDARD: Flashing, valleys, gutters and downspouts must not leak but gutters may overflow during heavy rain. It shall be the Homeowner's responsibility to keep gutters and downspouts free from leaves and debris which could cause excessive overflow.

BUILDER CORRECTION: Repair leaks.

5.6.2 DEFICIENCY: Water stands in gutters.

CONSTRUCTION STANDARD: When gutter is unobstructed by debris, the water level may not exceed 1/4 inch.

BUILDER CORRECTION: Industry practice is to install gutters with slight amounts of pitch. It is possible that small amounts of water will stand in certain sections of the gutter immediately after a rain.

5.7 SEALANTS

5.7.1 DEFICIENCY: Leaks in exterior walls due to inadequate caulking.

CONSTRUCTION STANDARD: Joints and cracks in exterior wall surfaces and around openings should be properly caulked to exclude the entry of water. Properly installed caulking will shrink and must be maintained by the Builder.

BUILDER CORRECTION: Builder shall repair/or caulk joints or cracks in exterior wall surfaces as required to correct deficiency for 1 year.

6. DOORS AND WINDOWS

6.1 WOOD AND PLASTIC DOORS

6.1.1 DEFICIENCY: Warpage of exterior doors.

CONSTRUCTION STANDARD: Exterior doors will warp to some degree due to temperature differential on inside and outside faces. However, they should not warp to the extent that they become inoperable or cease to be weather resistant or exceed National Woodwork Manufacturers Association standards (1/4 inch).

BUILDER CORRECTION: Correct or replace and refinish defective doors to match existing doors as nearly as possible.

6.1.2 DEFICIENCY: Warpage of interior passage and closet doors.

CONSTRUCTION STANDARD: Interior doors (full opening) should not warp to exceed National Woodwork Manufacturers Association standards (1/4 inch).

BUILDER CORRECTION: Correct or replace and refinish defective doors to match existing doors as nearly as possible.

6.1.3 DEFICIENCY: Shrinkage of insert panels showing raw wood edges.

CONSTRUCTION STANDARD: Panels will shrink and expand and may expose unpainted surface.

BUILDER CORRECTION: None; Builder not responsible.

6.1.4 DEFICIENCY: Split door panel.

CONSTRUCTION STANDARD: Split panels should not allow light to be visible or allow the weather to get through the door.

BUILDER CORRECTION: If light is visible or the weather is getting through the door, fill split to match paint or stain as closely as possible, one time in first year.

6.2 GARAGE DOORS

6.2.1 DEFICIENCY: Garage door fails to operate properly.

CONSTRUCTION STANDARD: Garage door should operate properly.

BUILDER CORRECTION: The Builder shall correct or adjust garage doors as required, except where the cause is determined to result from the owner installing an electric garage door opener.

6.2.2 DEFICIENCY: Garage door allows entrance of snow or water.

CONSTRUCTION STANDARD: Garage door should seal properly under normal conditions.

BUILDER CORRECTION: Some entrance of the elements can be expected under abnormal conditions. Builder shall adjust or correct garage doors or garage slab to meet normal conditions.

6.3 METAL WINDOWS

6.3.1 DEFICIENCY: Malfunction of windows.

CONSTRUCTION STANDARD: Windows should operate with reasonable ease as designed.

BUILDER CORRECTION: Builder to correct or repair as required.

6.3.2 DEFICIENCY: Condensation and/or frost on windows.

CONSTRUCTION STANDARD: Windows will collect condensation on interior surfaces when extreme temperature differences and high humidity levels are present. Condensation is usually the result of climatic/humidity conditions.

BUILDER CORRECTION: Unless directly attributed to faulty installation, window condensation is a result of conditions beyond the Builder's control. No corrective action required.

6.4 WEATHERSTRIPPING AND SEALS

6.4.1 DEFICIENCY: Infiltration around doors and windows.

CONSTRUCTION STANDARD: Some infiltration is normally noticeable around doors and windows, especially during high winds. Poorly fitted weatherstripping is not permissible. It may be necessary for the owner to have storm windows and doors installed to provide a satisfactory solution in high wind areas.

BUILDER CORRECTION: The Builder shall adjust or correct open cracks, poorly fitted doors or windows, or poorly fitted weatherstripping.

7. FINISHES

7.1 LATH AND PLASTER

7.1.1 DEFICIENCY: Cracks in interior wall surfaces.

CONSTRUCTION STANDARD: Hairline cracks are not unusual in interior wall surfaces. Cracks greater than 1/8 inch in width are considered excessive.

BUILDER CORRECTION: The Builder shall repair cracks exceeding 1/8 inch as required.

7.2 GYPSUM WALLBOARD

7.2.1 DEFICIENCY: Defects caused by poor workmanship such as blisters in tape, excess compounds in joints, cracked corner beads, or trowel marks.

CONSTRUCTION STANDARD: Nail pops, seam lines and cracks are to be corrected by contractor, obvious defects of poor workmanship resulting in blisters in tape or excess compound in joints, trowel marks and cracked corner beads are not acceptable.

BUILDER CORRECTION: Builder to correct such defects to acceptable tolerance and repaint repaired areas.

7.3 CERAMIC TILE

7.3.1 DEFICIENCY: Ceramic tile cracks and becomes loose.

CONSTRUCTION STANDARD: Ceramic tile should not crack or become loose.

BUILDER CORRECTION: The Builder shall replace any cracked tiles and re-secure any loose tiles unless the defects were caused by the owner's negligence. Builder is not responsible for discontinued patterns or color variations in ceramic tile.

7.3.2 DEFICIENCY: Cracks appear in grouting in ceramic tile joints or at junctions with other material such as a bathtub.

CONSTRUCTION STANDARD: Cracks in grouting in ceramic tile joints are commonly due to normal shrinkage conditions. Regrouting of these cracks is a maintenance responsibility of the Homeowner(s) within the life of the home.

BUILDER CORRECTION: Builder will repair grouting as necessary one time within the first year of warranty.

7.4 RESILIENT FLOORING

7.4.1 DEFICIENCY: Nail pops appear on the surfaces of flooring.

CONSTRUCTION STANDARD: Readily apparent nail pops should be repaired.

BUILDER CORRECTION: The Builder shall correct nail pops. The Builder shall replace resilient floor covering in the affected area with similar material.

7.4.2 DEFICIENCY: Depressions or ridges appear in the flooring due to subfloor irregularities.

CONSTRUCTION STANDARD: Readily apparent depressions, bubbles, or ridges should be repaired.

BUILDER CORRECTION: The Builder shall take corrective action, as necessary correct the defect so that it is not readily visible. Builder is not responsible for discontinued patterns or color variations in floor covering.

7.4.3 DEFICIENCY: Resilient flooring loses adhesion.

CONSTRUCTION STANDARD: Resilient flooring should not lift, bubble or become unglued.

BUILDER CORRECTION: The Builder shall repair or replace resilient flooring as required. The Builder shall not be responsible for discontinued patterns or color variation of floor covering or for problems caused by owner neglect or abuse.

7.4.4 DEFICIENCY: Seams or shrinkage gaps show resilient flooring joints.

CONSTRUCTION STANDARD: Gaps shall not exceed 1/32 inch width in resilient floor covering joints. Where dissimilar materials abut, a gap not to exceed 1/32 inch is permissible.

BUILDER CORRECTION: The Builder shall take action as necessary to correct the problem.

7.5 CARPETING

7.5.1 DEFICIENCY: Carpeting becomes loose, seams separate or excessive stretching occurs.

CONSTRUCTION STANDARD: Wall-to-wall carpeting, installed as the primary floor covering, when stretched and secured properly should not come up, become loose, separate or stretch excessively at its points of attachment.

BUILDER CORRECTION: Builder is to restretch or re-secure carpeting as needed within the first year of warranty.

7.6 SPECIAL COATING

7.6.1 DEFICIENCY: Cracks in exterior stucco wall surfaces.

CONSTRUCTION STANDARD: Cracks are not unusual in exterior stucco wall surfaces. Cracks greater than 1/8 inch in width are considered excessive.

BUILDER CORRECTION: The Builder shall repair cracks exceeding 1/8 inch in width as required.

7.7 PAINTING

7.7.1 DEFICIENCY: Mildew or fungus on painted surfaces.

CONSTRUCTION STANDARD: Mildew or fungus will form on a painted surface if the structure is subject to abnormal exposures, (i.e., rainfall, ocean, lake or river front).

BUILDER CORRECTION: Mildew or fungus formation is a condition the builder cannot control and is a Homeowner(s) maintenance item, unless it is caused by moisture entry into wood. In which case, the Builder shall eliminate the source of water entry and refinish.

7.7.2 DEFICIENCY: Exterior paint or stain peels or deteriorates.

CONSTRUCTION STANDARD: Exterior paints or stains should not fail during the first year of ownership. However, fading may occur and the degree varies with climatic conditions.

BUILDER CORRECTION: Builder shall properly prepare and refinish affected areas, matching color as closely as possible.

7.7.3 DEFICIENCY: Painting required as corollary repair because of other work.

CONSTRUCTION STANDARD: Necessary repairs required under this warranty should be refinished to match surrounding areas as closely as possible.

BUILDER CORRECTION: Refinish repaired areas as indicated.

7.7.4 DEFICIENCY: Deterioration of varnish or lacquer finishes.

CONSTRUCTION STANDARD: Natural finish on interior woodwork should not deteriorate during the first year of ownership.

BUILDER CORRECTION: Retouch affected area of natural finished interior woodwork, matching the color as closely as possible.

7.7.5 DEFICIENCY: Interior paint application and coverage.

CONSTRUCTION STANDARD: Interior paint shall be applied in a manner sufficient to visually cover wall, ceiling and trim surfaces where specified.

BUILDER CORRECTION: The Builder shall retouch wall, ceiling or trim surfaces where inadequate paint has been applied to cover original surfaces.

7.8 WALL COVERING

7.8.1 DEFICIENCY: Peeling of wallpaper.

CONSTRUCTION STANDARD: Peeling of wallpaper is unacceptable.

BUILDER CORRECTION: The Builder shall repair or replace defective wallpaper. Builder is not responsible for minor mismatching in pattern or color.

8. SPECIALTIES

8.1 LOUVERS AND VENTS

8.1.1 DEFICIENCY: Inadequate ventilation of attics and crawl spaces.

CONSTRUCTION STANDARD: Attic and crawl spaces shall have a natural ventilation area as required by the approved building code specifications.

BUILDER CORRECTION: The Builder shall provide for adequate ventilation. Builder is not responsible for Homeowner(s) alterations to the original system.

8.2 FIREPLACES

8.2.1 DEFICIENCY: Fireplace or chimney does not draw properly.

CONSTRUCTION STANDARD: A properly designed and constructed fireplace and chimney should function properly. It is normal to expect that high winds can cause temporary negative draft situations. Similar negative draft situation can also be caused by obstructions such as large branches of trees too close to the chimney. Some houses may need to have a window opened slightly to create an effective draft.

BUILDER CORRECTION: Determine the cause of malfunction and correct as required if the problem is one of design and construction.

8.2.2 DEFICIENCY: Chimney separation from structure to which it is attached.

CONSTRUCTION STANDARD: Newly built fireplaces will often incur slight amounts of separation from the main structure. Separations shall not exceed 1/2 inch from the main structure in any 10 foot vertical measurement.

8.3 **BUILDER CORRECTION:** Builder to determine the cause of separation and correct as required. Caulking is acceptable for slight separations.

9. EQUIPMENT

1.6 RESIDENTIAL EQUIPMENT

1.6.1 DEFICIENCY: Warpage and operation of kitchen cabinet doors and drawer faces.

CONSTRUCTION STANDARD: Cabinet doors and drawer faces should not warp. Both cabinet doors and drawer faces should be properly adjusted and operating in a smooth, efficient manner.

BUILDER CORRECTION: Adjust, repair or replace defective cabinet doors and drawer faces to correct condition.

1.6.2 DEFICIENCY: Surface cracks and delimitations in high pressure laminated vanity and kitchen cabinet countertop.

CONSTRUCTION STANDARD: Countertops fabricated with high pressure laminate coverings should not delaminate or have surface cracks. The deck areas joint may have a maximum of 1/32 inch gap. All other areas of the joint may have a maximum of 1/32 inch differential in surface alignment.

BUILDER CORRECTION: Repair or replace to meet the above criteria.

1.6.3 DEFICIENCY: Countertop separating from finished wall.

CONSTRUCTION STANDARD: Countertop separation should not exceed 1/8 inch.

BUILDER CORRECTION: THE Builder shall repair or replace the countertop to eliminate or correct the gap caused by separation. Caulking is acceptable.

10. MECHANICAL

10.1 WATER SUPPLY SYSTEM

10.1.1 DEFICIENCY: Plumbing pipes freeze and burst.

CONSTRUCTION STANDARD: Drain, waste and vent or water pipes should be adequately protected, as required by the applicable code, during normally anticipated cold weather, and as defined in accordance with ASHRAE designed temperatures to prevent freezing.

BUILDER CORRECTION: The Builder shall correct the condition responsible for pipes freezing, and repair piping damage caused by freezing except where there has been an obvious lack of heat due to Homeowner(s) neglect.

10.1.2 DEFICIENCY: Water supply system fails to deliver water.

CONSTRUCTION STANDARD: All service connections to municipal water main and private water supplies are the Builder's responsibility. Private systems shall be designed and installed in accordance with all approved building, plumbing and health codes.

BUILDER CORRECTION: Builder to repair as necessary if failure is the result of defective workmanship or materials. If conditions beyond the Builder's control disrupt or eliminate the source of the supply then it is not the Builder's responsibility.

10.2 SEPTIC TANK SYSTEMS

10.2.1 DEFICIENCY: Septic system fails to operate properly.

CONSTRUCTION STANDARD: Septic system should be capable of properly handling normal flow of household effluent. It is possible that due to freezing, soil saturation, changes in the ground water table or excessive use of plumbing systems or appliances, an overflow can occur. Periodic pumping of the septic tank is considered Homeowner(s) maintenance, and a normal need for pumping is not a deficiency.

BUILDER CORRECTION: Builder shall be responsible for the installation of an operational system and shall take corrective action to repair. Builder shall not be responsible for malfunctions which occur through owner negligence or abuse and from conditions that are beyond his/her control. The following are considered owner negligence or abuse as an exclusion under the warranty:

- a. Excessive use of water such as overuse of washing machine and dishwasher, including their simultaneous use.
- b. Connection of sump pump, roof drains or backwash from water conditioner, to the system.
- c. Placing of non-biodegradable items in the system.
- d. Addition of any harsh chemicals, greases or cleaning agents, and excessive amounts of bleaches or drain cleaners.
- e. Use of a food waste disposer not supplied by Builder.
- f. Placement of impervious surfaces over the disposal area.
- g. Allowing vehicles to drive or park over the disposal area.
- h. Failure to periodically pump out the septic tank, when required.

10.3 PLUMBING

10.3.1 DEFICIENCY: Faucet or valve leak.

CONSTRUCTION STANDARD: No valve or faucet should leak due to defects in material or workmanship.

BUILDER CORRECTION: Builder shall repair or replace the leaking faucet or valve.

10.3.2 DEFICIENCY: Defective plumbing fixtures, appliances or trim fittings.

CONSTRUCTION STANDARDS: Fixtures, appliances or fittings should comply with their manufacturers standards.

BUILDER CORRECTION: The Builder shall replace any fixture or fitting which is outside of acceptable standards as defined by the manufacturer.

10.3.3. DEFICIENCY: Noisy water pipes.

CONSTRUCTION STANDARD: There will be noise emitting from the water pipe system, due to the flow of water.

BUILDER CORRECTION: Builder cannot remove all noises due to water flow and pipe expansion. The Builder shall correct any noise problems that are due to faulty workmanship or installation.

10.3.4 DEFICIENCY: Leakage from any piping.

CONSTRUCTION STANDARD: No leaks of any kind should exist in any soil, waste, vent, gas or water pipe. Condensation on piping does not constitute leakage, and is not covered. Should a gas pipe leak occur, the Homeowner(s) should call the appropriate public utility service immediately.

BUILDER CORRECTION: Builder shall make necessary repairs to eliminate leakages in any piping he/she installed. If a gas or water leak occurs in a piping system the Builder installed, then the Builder will make the necessary repairs. If a gas or water leak occurs in a piping system installed by a public service utility authority, then the public service utility authority should be contacted to make the necessary repairs.

10.3.5 DEFICIENCY: Stopped up sewers, fixtures and drains.

CONSTRUCTION STANDARDS: Sewers, fixtures and drains should operate properly.

BUILDER CORRECTION: The Builder is not responsible for sewers, fixtures and drains which are clogged through the owner's negligence. Where defective construction is the cause, the Builder shall assume the cost of the repair; where owner negligence is shown to be the cause, the owner shall assume all repair costs.

10.4 HEATING

10.4.1 DEFICIENCY: Inadequate heating.

CONSTRUCTION STANDARD: Heating system should be capable of producing an inside temperature of 70 degrees Fahrenheit, as measured in the center of each room at a height of 5 feet above the floor, under local outside winter design conditions as specified in the ASHRAE handbook. Federal, state or local energy codes shall supersede this standard where such codes have been locally adopted.

BUILDER CORRECTION: Builder shall correct the heating system as required to provide the required temperatures. The owner shall be responsible for balancing dampers, registers and other minor adjustments.

10.5 COOLING

10.5.1 DEFICIENCY: Inadequate cooling.

CONSTRUCTION STANDARD: Where air conditioning is provided, the cooling system shall be capable of maintaining a temperature of 78 degrees Fahrenheit, as measured in the center of each room at a height of 5 feet above the floor, under local outside summer design conditions as specified in ASHRAE handbook. In the case of outside temperatures exceeding 95 degrees Fahrenheit, a differential of 15 degrees Fahrenheit from the outside temperature will be maintained. Federal, state or local energy codes shall supersede this standard where such codes have been locally adopted, BUILDER CORRECTION: Correct cooling system to meet temperature conditions in accordance with specifications.

10.6 CONDENSATION LINES

10.6.1 DEFICIENCY: Condensation lines clog up.

CONSTRUCTION STANDARD: Condensation lines will clog under normal use. This is a Homeowner(s) maintenance item.

BUILDER CORRECTION: Builder to provide unobstructed condensation lines at closing.

10.7 EVAPORATIVE COOLING

10.7.1 DEFICIENCY: Improper mechanical operation.

CONSTRUCTION STANDARD: Equipment must function properly at temperature standard set.

BUILDER CORRECTION: Correct and adjust so that blower and water system operate as designed.

10.8 AIR DISTRIBUTION

10.8.1 DEFICIENCY: Ductwork noisy.

CONSTRUCTION STANDARD: When metal is heated it expands and when cooled it contracts. The result is "ticking" or "crackling" which is generally to be expected.

BUILDER CORRECTION: The stiffening of the ductwork and the gauge of the metal used shall be such that the ducts do not "oilcan". The booming noise caused by "oil canning" is not acceptable and the Builder must take necessary steps to eliminate this sound.

11. ELECTRICAL

11.1 ELECTRICAL CONDUCTORS

11.1.1 DEFICIENCY: Failure of wiring to carry its designed fuse load to the electrical box.

CONSTRUCTION STANDARD: Wiring should be capable of carrying the designed load for normal residential use to the electrical box.

BUILDER CORRECTION: Check wiring for conformity with local and state electrical code requirements. Repair wiring if it does not conform to code specifications.

11.2 SWITCHES AND RECEPTACLES

11.1.2 DEFICIENCY: Fuses blow or circuit breakers kick out.

CONSTRUCTION STANDARD: Fuses and circuit breakers should not activate under normal usage.

BUILDER CORRECTION: Check wiring for conformity with local and state electrical code requirements. Repair wiring if it does not conform to code specifications.

11.1.3 DEFICIENCY: MALFUNCTION of electrical outlets, switches or fixtures.

CONSTRUCTION STANDARD: All switches, fixtures and outlets should operate as intended.

BUILDER CORRECTION: Repair or replace defective switches, fixtures and outlets.

11.3 SERVICE AND DISTRIBUTION

11.3.1 DEFICIENCY: Ground fault interrupter trips frequently.

CONSTRUCTION STANDARD: Ground fault interrupters are sensitive safety devices installed into the electrical system to provide protection against electrical shock. These sensitive devices can be tripped very easily.

BUILDER CORRECTION: Builder is to install ground fault interrupter in accordance with approved electrical code. Tripping is to be expected and is not covered, unless due to faulty installation.